

10190 Fm 677 FEATURE SHEET

PROPERTY –

- Approximately 145.83 Acres per survey
- 5 Ponds
- Bisected by Willa Walla Creek, which is a year-round live water wetland creek
- Current agricultural exemption in place for improved pasture and hay
- Over one-half mile of Fm 677 frontage
- Private water well installed in December 2020. Services the home and barn.
- Entry gate

HOME –

- Designed by renowned architecture firm, John Lively & Associates.
- Built by Simpson & Gardiner Custom Homes
- Owners moved in January 2022
- ±4,490 square feet of living area and ±6,643 square feet overall on slab and under roof (per builder's plan).
- Exterior is Granbury White Chop Stone, Hardie Board, with Cedar Posts.
- Standing seam metal roof with full guttering. Downspouts are combined with the yards french drain system.
- Marvin Casement Windows with multi-lock system throughout the home. Windows in the main living area, dining area, office, and primary/master bedroom are a mulled design, which increases the window space and natural light by minimizing the framing between windows.
- Hand scraped, three-quarter inch plank, 5-inch-wide hardwood flooring in all areas except upstairs bedrooms (carpet), bathrooms (tile), upstairs bonus room/living area (carpet), and utility room (tile).
- All counters and vanities are Quartzite except the vanities in the primary bath, which are marble.

- All cabinetry, built ins, and solid wood doors are knotty alder with a custom matte finish. 7-inch base molding throughout the home.
- Electric window shades in the main kitchen, prep kitchen, dining room, office, primary bedroom, upstairs game room, and the larger upstairs bedroom.
- LED recessed lighting throughout the home with most being dimmable.
- Heated floors in all ensuite bathrooms, each with a six-zone timing system.
- Pre-wired or surround sound
- Whole home lightning protection
- Six camera external camera system with remote access via app
- Exterior has thirty soffit lights, five up-lights, and six up/down column lights.
- High-speed Starlink internet system. Provides wifi throughout the home along with a mobile phone booster. Wifi is also beamed to the barn.
- Whole home Generac backup 24.5KW generator with external cutoff switches to regulate HVAC systems when operating. Fueled by a 1,000 gallon owned propane tank.
- Two variable speed HVAC systems with heat pumps and two Rinnai tankless water heaters. The downstairs HVAC system is split for the primary/master bedroom area.
- **Main Living Area** - The main living area has a ±28-foot vaulted ceiling and a woodburning fireplace with an oversized 54" x 38" opening and a ±20-foot stone chimney running up the wall. Currently using gas logs.
- 4-foot by 9-foot pivot design front door provides extra width and uninterrupted views of the outside.
- **Kitchen –**
 - Thermador built in appliances
 - Induction cooktop with a commercial grade vent-a-hood and pot filler
 - Under counter microwave
 - Upper and lower cabinet lighting in the kitchen.
 - Reverse Osmosis system with reservoir under the kitchen provides filtered drinking water to sink and a high-capacity ice maker.

- 5'5" X 9' kitchen island with under counter drawer-style microwave
- Oversized prep kitchen with pocket door has expansive counter space, Thermador double ovens, farm sink, additional dishwasher, and room for a second refrigerator or freezer. Ideal for entertaining as used dishes and appliances can be moved to the prep kitchen and closed off by the pocket door.
- Large walk-in pantry under staircase
- **Primary/Master Bedroom, Bath, and Walk-in Closet**
 - Vaulted ceiling in the primary/master bedroom
 - Separate vanities with marble counters and a large walk-in shower with dual heads
 - Heated tile floor
 - Large walk-in storm shelter in the primary closet with solid cement walls and ceiling, electronic vault door, and ventilation.
- **Office** has floor to ceiling built-in bookshelves and cabinets
- **Full Guest Bath** across from the home office and the hallway leading to utility room
- 54" wide staircase with a 7' x 9' landing, step lights, and steel railing.
- **Upstairs Game Room** has a wood floor, electric shades, overlooks the downstairs living area
- **Upstairs Bedrooms and Baths**
 - Bedroom area is carpet
 - Walk-in closets
 - Ensuite baths with heated floors
 - The larger bedroom has electric shades
- **Upstairs Living Area** is carpet, has a 12-foot vaulted ceiling, and a large storage closet. Ideal for using as a bunk or craft room.
- **Oversized Two-Car Garage** with an exterior water spigot with hot & cold water
- **Expansive covered patio space** with vaulted ceiling. Propane has been plumbed to the patio area for adding an outdoor kitchen area.

- **Stone outdoor shower**
- Tiff Bermuda Grass yard with 12-zone irrigation system

HORSE FEATURES –

- **Barn –**
 - Built in 2021 by Simpson & Gardiner Custom Homes
 - Full cement-filled split-faced block construction
 - Foam insulated metal roof with gutters
 - Five 12 x 14 stalls with custom-built galvanized stall fronts with drop down head gates, Nelson waterers, mats, corner hay feeders, grain trough, stall windows with bars
 - Cameras on four stalls with remote access via app
 - 16-foot concrete center aisleway with floor drains and Big Ass fan
 - Wash bay with hot and cold water. Large water heater.
 - Feed room
 - Tack room with rotating saddling door
 - Two overhead insulated doors with app access to open and close remotely
 - Automatic insect/fly control system
 - Large parking apron with access to 30 and 50 amp trailer connections
 - Wifi – connects to home wifi system
 - Guttered. All gutters are tied into a pop-up drainage system.
- **Arena Pad –**
 - Designed to accommodate a 150' x 280' arena
 - Imported limestone base and french drain system installed. Ready for new owners to add their footing and perimeter fence of choice
 - Could be easily covered
 - Easy access to electrical service
- **Three Fenced Turn Out Lots –**

- Pipe and no-climb fencing
 - Each lot has access to loafing sheds
 - Water has been run to the lots
- **One-Half Mile Exercise Track**

WORKSHOP –

- 30' x 50'
- Concrete slab
- Lights, 220 electric, and a 30-amp RV connection

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